



SEC of Main St. & Majestic Gardens

- 3.776 acres
- Lot 2, Block A
- All Utilities available at site
- Zoning: PD-199
- Property ID: 1029709

	1 mi	3 mi	5 mi
Population	19,026	135,327	290,461
Avg. HH Income	\$200,306	\$160,346	\$145,542
5 Yr. Growth <small>*Data from 2023</small>	2.5%	2.2%	2.1%
Traffic Counts: <small>*Data from 2022</small>	DNT: 50,531 VPD Main St: 39,432 VPD		

Call for pricing & more information

972-980-9686

LJ Erickson

LJ@DugganRealty.com

Colleen McDermott

Colleen@DugganRealty.com



Site Information

- Signalized intersection at Main Street & Majestic Gardens Dr.
- **Utilities:** All utilities available to site
- **Zoning:** Retail, Office, Medical, Banking (PD-199)
- City of Frisco, Denton County
- **Property ID:** 1029709
- **Geographic ID:** SF0558A-000000A-0000-0002-0000
- **Legal:** Majestic Gardens Addition, Block A, Lot 2
- Close proximity to Dallas North Tollway & Frisco HEB
- Minutes from Frisco Square and Downtown Frisco
- Exceptional growth and demographics
- Great visibility on Main Street
- Near daily retail, service, and civic amenities

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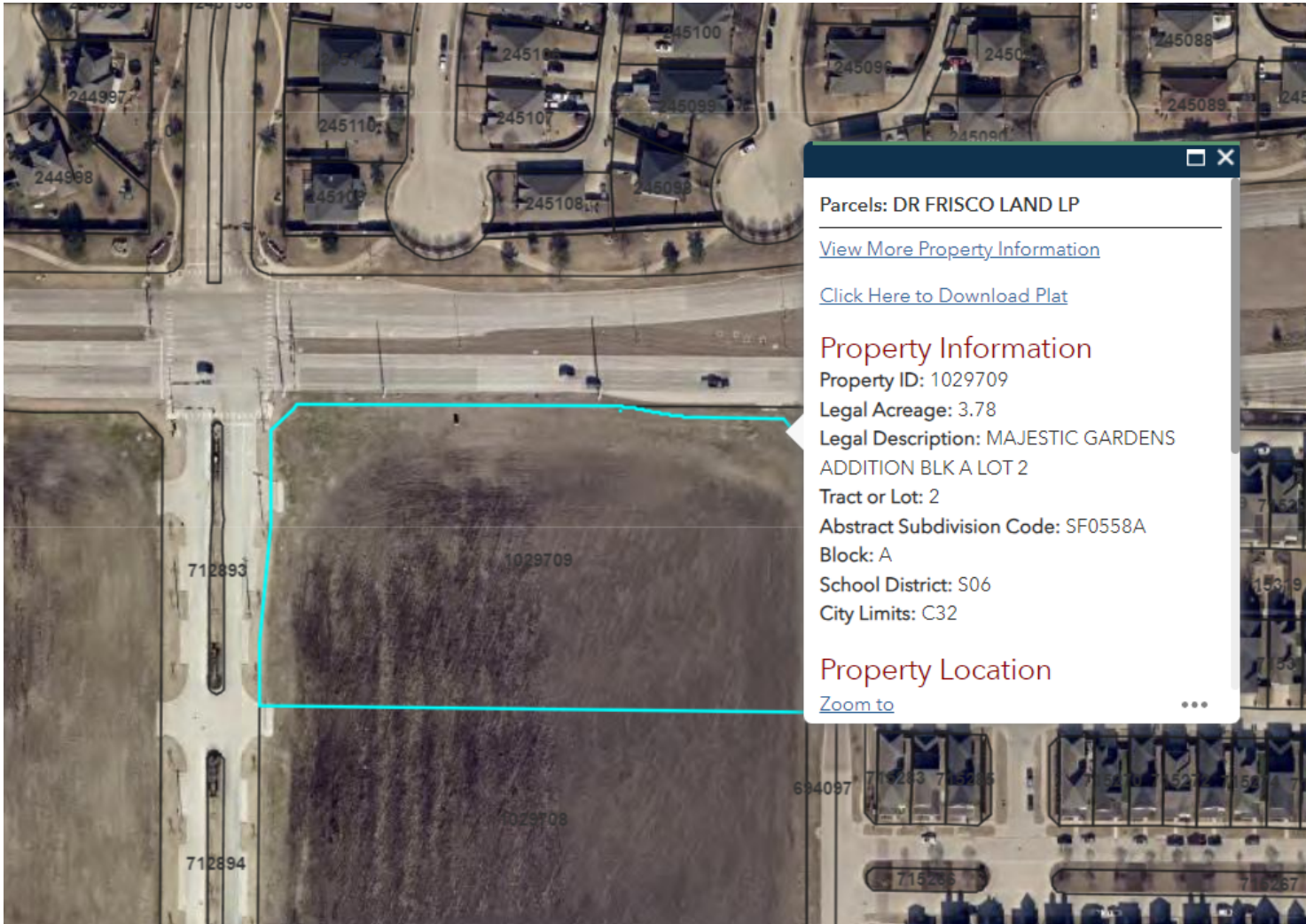
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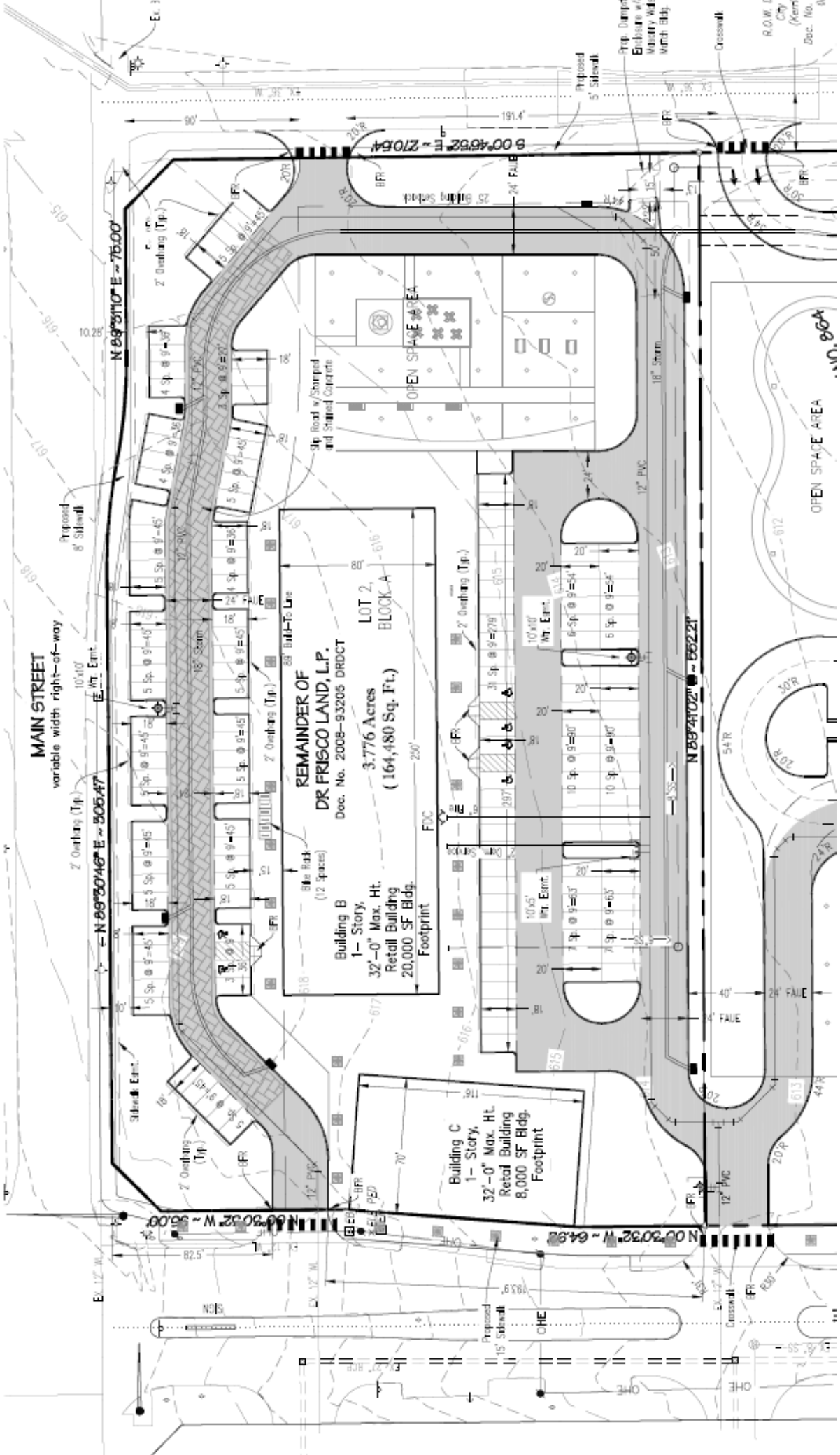


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Prop. Damper
Enclosure w/
Manhole w/
1/4" dia. Sidewalk



MAIN STREET
variable width right-of-way

**REMAINDER OF
DR FRISCO LAND, L.P.**
Doc. No. 2008-93205 DRDCT
**3.776 Acres
(164,480 Sq. Ft.)**
LOT 2, BLOCK A

Building B
1-Story,
Retail Building
20,000 SF Bldg.
Footprint

Building C
1-Story,
Retail Building
8,000 SF Bldg.
Footprint

OPEN SPACE AREA





MICHAEL F. TWICHELL, L.P.
ARCHITECTS - PLANNING
INTERIORS
360 OAK LANE, SUITE 200
DALLAS, TEXAS 75219
PHONE: 714-521-2000

**DR FRISCO
LAND LP**
7000 SAN JACINTO PL
PLANO, TX 75024
214-801-9540

MAIN ST
N.W. MAJESTIC & MAIN ST
DRIVE, DRISCOLL
DEWITT COUNTY

**SITE
PLAN**

SCALE: 1" = 60'-0"

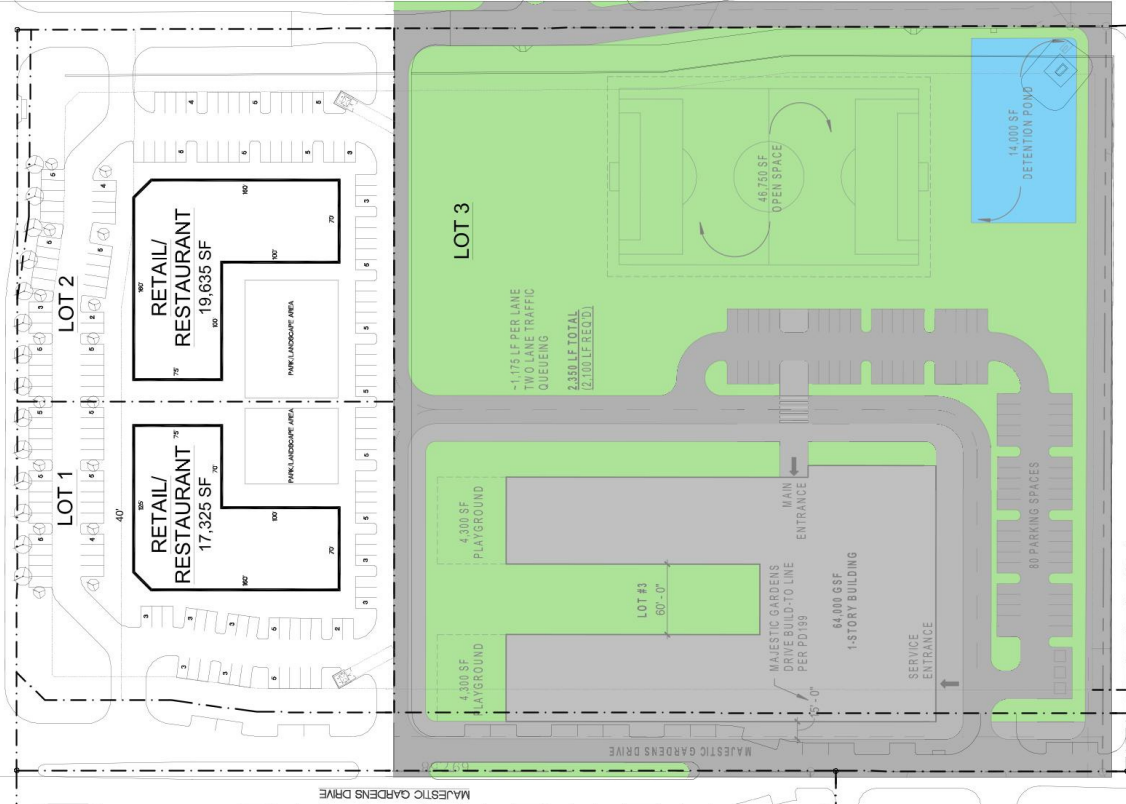
REV. DATE DESCRIPTION

PROJECT NO. 15000
SHEET

SPI-1K



MAIN STREET



01 SITE PLAN

SCALE: 1" = 60'-0"

SITE TABULATIONS - LOT 1

ZONING	R // RB-190
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED BUILDING HEIGHT	30' MAX (1 STORY)
BUILDING AREA	17,325 SF
PARKING USE	RESTAURANT 0 SF/100 = 0 SPACES RETAIL & MEDICAL/GENERAL OFFICE 10,350 SF/700 = 15 SPACES TOTAL & EXCESS OUTDOOR SEATING UNDER 800 SF INCLUDED
TOTAL PARKING PROVIDED	87 SPACES
HANDICAPPED PARKING REQUIRED	5 SPACES
HANDICAPPED PARKING PROVIDED	5 SPACES

SITE TABULATIONS - LOT 2

ZONING	R // RB-190
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED BUILDING HEIGHT	30' MAX (1 STORY)
BUILDING AREA	19,635 SF
PARKING USE	RESTAURANT 0 SF/100 = 0 SPACES RETAIL & MEDICAL/GENERAL OFFICE 10,635 SF/700 = 15 SPACES TOTAL & EXCESS OUTDOOR SEATING UNDER 800 SF INCLUDED
TOTAL PARKING PROVIDED	84 SPACES
HANDICAPPED PARKING REQUIRED	4 SPACES
HANDICAPPED PARKING PROVIDED	4 SPACES

LOT 3

-1.75 LF PER LANE
TWO LANE TRAFFIC
QUEUEING
2,850 LF TOTAL
(2,100 LF REQ'D)

4,300 SF
PLAYGROUND

4,300 SF
PLAYGROUND

LOT #3
60'-0"

46,750 SF
OPEN SPACE

14,000 SF
DETENTION POND

84,000 GSF
1-STORY BUILDING

MAJESTIC GARDENS
DRIVE BUILD-TO-LINE
PER PD 89

80 PARKING SPACES

MAIN
ENTRANCE

SERVICE
ENTRANCE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date